DESIGN REVIEW BOARD MEETING

CITY OF DAVENPORT, IOWA

MONDAY, AUGUST 26, 2019; 5:00 PM

CITY COUNCIL CHAMBERS 226 WEST 4TH STREET DAVENPORT, IOWA 52801

- I. Call to Order
- II. Secretary's Report
 - A. Consideration of the July 22, 2019 Design Review Board minutes.
- III. Old Business
- IV. New Business
 - A. Case DR19-11: Request for Design Approval 220 East 2nd Street C-D Downtown District. Wade Baffa on behalf of TAG Communications. [Ward 3]
 - B. Case DR19-12: Request for Design Approval 421 West River Drive C-D Downtown Zoning District. Replace decking and balustrade and four new murals . City of Davenport, petitioner. [Ward 3]
 - C. Case DR19-13: Request for Design Review 630 East 4th Street C-D District. New Downtown YMCA and related site improvements. Scott County Family YMCA, petitioner. [Ward 3]
- V. General Discussion
- VI. Public Comment
- VII. Adjournment
- VIII. Next Board Meeting: 9/23/2019

City of Davenport Design Review Board

Department: Community Planning and Economic Development Department Contact Info: Ryan Rusnak 563-888-2022 rrusnak@ci.davenport.ia.us Date 8/26/2019

Subject:

Consideration of the July 22, 2019 Design Review Board minutes.

ATTACHMENTS:

Туре

Backup Material

Description

7-22-2019 Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Rusnak, Ryan	Approved	8/23/2019 - 12:15 PM

DESIGN REVIEW BOARD MEETING MINUTES MONDAY, JULY 22, 2019; 5:00 PM 226 WEST 4TH STREET DAVENPORT, IOWA 52801 CITY COUNCIL CHAMBERS

I. Call to Order

The meeting was called to order at approximately 5:00 pm.

Present: Bass, Howell, Kvapil, Lundgren, Slobojan, Wilkinson, Solero and Young Staff: Rusnak

II. Secretary's Report

A. Consideration of the June 24, 2019 meeting minutes.

Motion by Solero, second by Young to approve the June 24, 2019 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

- III. Old Business: None
- IV. New Business
 - A. Case DR19-10, requested demolition of the structure at 706 East River Drive. Brad Martell, Scott County Family YMCA, petitioner. [Ward 3]

Wilkinson said she would recuse herself from discussion and voting due to a conflict of interest.

Rusnak stated that staff recommends approval of DR19-10.

Brad Martell was present to answer questions.

Motion by Lundgren, second by Solero to approve DR19-10 as presented. Motion to approve was unanimous by voice vote (7-0 with Wilkinson abstaining).

V. General Discussion

There was none.

VI. Public Comment

There was none.

VII. Adjournment

The meeting adjourned at approximately 5:10 pm.

City of Davenport Design Review Board

Department: CPED Contact Info: Matt Flynn, 563-888-2286, matt.flynn@ci.davenport.ia.us

Subject:

Case DR19-11: Request for Design Approval - 220 East 2nd Street - C-D Downtown District. Wade Baffa on behalf of TAG Communications. [Ward 3]

Recommendation:

Staff recommends approval of the signage as presented.

Background:

See attachments for proposed signage. It is staff's opinion both the wall and monument signs are consistent with the Downtown Design Guidelines.

ATTACHMENTS:

	Туре		Description	
D	Backup Material		Application	
D	Backup Material	Downtown Design Guidelines - Signage		
RE	/IEWERS:			
Dep	partment	Reviewer	Action	Date
City	Clerk	Flynn, Matt	Approved	8/21/2019 - 4:36 PM

Date 8/26/2019



Complete application can be emailed to planning@ci.davenport.ia.us

Property Address* 230 E. 2nd Street *If no property address, please submit a legal description of the property.

Applicant (Primary Contact)

1 I X	- 1
Name:	Wade Baffa
Company:	Riverbend Signworks
Address:	979 40th Avenue
City/State/Zip:	Bettendorf, IA 52722
Phone:	563.424.5841
Email:	wade@riverbendsignworks.com

Owner (if different from Applicant)

•	
Name:	Mike Vonderan
Company:	TAG Communications
Address:	230 E. 2nd Street
City/State/Zip	Davenport, IA 52801
Phone:	563.355.2200
Email:	mikev@tagteam.agency

Engineer (if applicable)

Name:	
Company:	
Address:	
City/State/Zip	
Phone:	
Email:	

Architect (if applicable)

Name:	
Company	
Address:	
City/State/Zip:	
Phone:	
Email:	

Attorney (if applicable)

Name:	
Company:	
Address:	
City/State/Zip:	
Phone:	
Email:	

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning)

- Planned Unit Development 🗌
- Zoning Ordinance Text Amendment
- Right-of-way or Easement Vacation
 - Voluntary Annexation

Zoning Board of Adjustment

- Zoning Appeal
 - Special Use 🗌
- Hardship Variance

Design Review Board

- Design Approval 🔽
- Demolition Request in the Downtown Demolition Request in the Village of
 - East Davenport

Historic Preservation Commission

- Certificate of Appropriateness
 - Landmark Nomination
 - Demolition Request

Administrative

- Administrative Exception Health Services and Congregate
 - Living Permit

Design District:

CD - Downtown

CV – Village of East Davenport

CE – Elmore Corners

Not sure which district you are in? You can click <u>here</u> for a map of the districts or you can contact Planning staff at (563) 326-7765 or <u>planning@ci.davenport.ia.us</u> and we can help you.

When is an application for design approval required?

Prior to the commencement of any work.

What type of activity requires design approval?

- New construction or an alteration to the exterior of a structure where changes are visible from the public right-of-way.
- Installation of any sign or action related to a sign.
- New parking lots, fencing/walls and landscaping or an alteration to existing parking lots, fencing/walls or landscaping.
- Streetscape elements within the right-of-way.
- Demolition within the C-D and C-V Districts requires the owner(s) of record or the City to apply for a demolition approval.

Submittal requirements

- Please contact Planning staff at (563) 326-7765 or <u>planning@ci.davenport.ia.us</u> so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

Submittal requirements for specific types of requests:

Minor alterations to existing buildings and new and replacement signs (all of the above and):

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

Minor additions, site improvements and outdoor storage areas (all of the above and):

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

Formal Procedure

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Design Review Board consideration of the request:
 - Only work described in the application may be approved by the Board.
 - If the Board determines there is insufficient information to make a proper judgment on the application, it may continue the application a maximum of three regularly schedule consecutive meetings. This time period does not apply if the applicant requests the continuance.
- (3) After the Design Review Board's decision:
 - If approved, design approval does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits and/or licenses.
 - If approved, design approval will expire one year from the date of approval unless a building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
 - The applicant may appeal the Design Review Board's determination to the City Council. A
 written appeal must be submitted to the Zoning Administrator within thirty calendar days of
 the Design Review Board's decision.

Applicant: Wade Baffa

Date: 8/15/2019

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Ryan Rusnak

Date: 8-15-2019

Planning staff

Date of the Public Meeting: 8-20-2019

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

Mounting of (2) flat cut aluminum or acrylic signs near the top edge of the building (southeast corner, adjacent walls). These signs are NON lit and mounted to the facade with pins/studs. These are main ID signs and contain only the company logo (TAG). The installation of this project is projected to take 1-2 business days.

Additionally, the scope includes updating the logo(s) on the existing monument sign at the NW corner of 2nd Street and Pershing Avenue. The sign structures will not be altered, just the signage mounted to the structures.

TAG Exterior Signage

Proposed Signage







Existing Signage





Signage

Design Objective:

Reinforce the unique character of downtown Davenport

Signs shall be designed as an integral part of the site and architectural design of proposed projects rather than as afterthoughts.

Discussion:

The economic health of any downtown depends, in part, on the quality of its retailing, promotional activities, marketing and management. Underlying the success or failure of these factors, however, is the physical appearance of the downtown business district. Because first impressions can be lasting, it is important that a commercial district present an appealing image to potential customers, tenants and investors. New and rehabilitated buildings, attractive landscaping and public places, welcoming storefronts, enticing window displays, and clean streets and sidewalks all help to create an inviting environment where people want to work, shop and spend time.

Signs play a particularly important role in the appearance of traditional commercial areas. The prominent locations and design characteristics of signs strongly influence people's perceptions of the downtown and its individual businesses. Signs, if well designed and properly maintained, enhance the unique image of a downtown. However, when designed without regard for the surrounding architecture, and haphazardly placed, signs can detract from the downtown's overall appearance.

In many communities, the visual distinction between traditional business districts and outlying commercial strips has become blurred. Sign manufacturers and designers have encouraged businesses to adopt the large scale signs used on commercial highways. This is unfortunate as downtowns were designed to accommodate pedestrians strolling down sidewalks and vehicles traveling at relatively low speeds. A pace of this nature allows people to take in more of their surroundings, including signs. Signs in this situation can, and should, be scaled more appropriately for a pedestrian environment.



Along the strip, businesses in relatively nondescript buildings compete for attention with large, flashy signs. In contrast, downtown offers an exciting variety of building types, architectural styles, materials and well crafted details that form a distinctive context for individual businesses. Thus, large signs are not only out of scale in traditional commercial districts, they also can overwhelm the very architectural features that make downtown different from its competitors.

The purpose of these guidelines is to provide information on the design, construction and placement of signs that will enhance and reinforce the distinctiveness of downtown Davenport.

In general, signs should relate in placement and size with the other architectural features of the building. They should not obscure building elements such as windows, cornices, or decorative details. Sign materials should complement building facades. Individual shop signs in a single storefront should relate to each other in design, size, color, lettering style and placement on the building. Franchises and chain stores should adapt their graphics to meet local guidelines and ordinances. This will contribute to a downtown that effectively orients visitors, while supporting an attractive, pedestrian-friendly experience.

It should be noted that within the Downtown Design Overlay District the City is taking something of a different direction with regards to sign regulation. In other zoning districts signs are controlled by restricting their number and size. What signs look like is largely ignored. In the Downtown Design Overlay District, the city, while not ignoring sign numbers, size, etc., is searching for quality by focusing very much on sign design and materials. Given this greater design control, the city may, at its discretion, allow sign types that may not be legal in other districts (projecting signs and sandwich board signs, for example), and approve a larger total number of signs (if they are part of a tasteful and creative sign package) than might otherwise be the case.

185

General Sign Guidelines

- Creating a network of quality, well-designed signs, clearly announcing the types
 of services offered makes the downtown an attractive, friendly experience for
 the downtown visitor. This experience is further enhanced when building
 signage indicates the names of businesses and reflects the activities that occur
 within buildings
- Merchants are encouraged to create their own unique signs, symbolic of their personal business.
- The use of lighter letters against a darker background makes signage more legible for viewers and is encouraged. Dark colors have a tendency to recede while lighter or brighter colors stand out.
- Avoid the placement of signs at locations that hide architectural details. Most buildings, both historic and contemporary, were designed with logical places to locate signs that do not negatively impact the architectural design.
- Maintaining a minimum clearance above the public right-of-way for signs that
 project from buildings helps prevent accidents and promotes pedestrian safety.
- Locating flush-mounted wall signs on a historic storefront along the first floor belt course, at the clerestory, above any awning or on transom windows helps maintain the architectural identity of the building.



Sign design in many ways establishes a business' identity.

- Create simple signs with strong graphics.
- Avoid using too many words on signs. If the information provided is more than someone can take in with a glance they will simply turn their attention elsewhere.
- Avoid complex color schemes and garish colors and lighting. Use simple designs that provide a clear contrast between any lettering and/or graphics and the sign background.
- Avoid typefaces that are difficult to read. This often will include signs written in script.
- Avoid complex signs broken into numerous planes (individual boxes or shaped signs).
- As a general rule, signs provided by national distributors are not appropriate. They often appear to be "add ons".
- Quality workmanship, materials and construction are essential when creating attractive and long-lasting signage.



- Centering signs within storefront bays and not extending beyond the limits
 of the storefront or over elements such as columns, pilasters or transoms
 and decorative ornament prevents signage from being detrimental to the
 architectural character of the façade.
- Die-cut letters should be constructed of materials that are consistent with the age of the building, plastic die-cut letters being more appropriate on a contemporary structure rather than a historic one.
- Allowing signs to protrude above rooflines, eaves or parapets creates unsightly facades and detracts from the architectural quality of the building. (The Kahl Building – Capitol Theatre signs is an exception due to its historic significance).
- Firmly anchor signs that project from the building to the building façade with attractive, non-corrosive hardware that will not damage the façade of the building. This prevents accidents and enhances pedestrian safety.
- In the case of large buildings with multiple tenants use signage that relates in terms of height, proportion, color and background value. Maintaining uniformity among these characteristics reinforces the building's façade composition, while still retaining each business' identity.





A simple sign with strong graphics is always

better than a busy, complicated sign. Avoid

having too many words. Best results are

limited to no more than three colors. If possible pick up colors in the architecture of the building. In particular, avoid garish,

day-glo colors and gaudy lighting

techniques.

usually achieved when the color scheme is



To the left is a sign that does everything wrong. The pole sign design is more appropriate for a suburban commercial strip than a downtown setting. Second, its complexity creates confusion. The design forces the eye to focus on 18 items of information in a series of uninteresting internally illuminated boxes. There are 9 separate pieces of copy and 9 broken planes. Sign graphics work best when they are kept simple.



nuts

Doffics

Avoid unusual type faces that are difficult to read.

Two possible signs for Amy Jo's Donuts: The sign, above left, uses poor lettering that does not contrast well with the sign's background. By including a selling slogan the sign has more words than is necessary. The sign, to the right above, works better. It has good contrast, legible lettering and a simple graphic design.

SIGN PROBLEMS



The above illustration suggests two locations for signage on an older commercial structure with architectural integrity. Both the "Hal's Hobby Shop" and "Roomor's" signs are shown utilizing the clerestory of the building. Another location is suggested by the "Richard Campbell" sign, which is located at the building entry's transom. Note that neither of these locations hide or cover important architectural features.

Wall Signs

Flush mounted wall signs are signboards or individual die-cut letters placed on the face of a building. Often there will be a horizontal molded board on buildings that was designed to accommodate a flush mounted sign.

 Sizing signs to fit within the proportions of the building façade maintains the architectural quality of the building design.

Projecting Signs

Projecting signs (also sometimes called hanging signs or blade signs) mounted on buildings, perpendicular to the sidewalk are very effective in reaching pedestrians as they are placed only a little higher than eye level. They are also easily visible for drivers and passengers in vehicles given they are also perpendicular to the street. Finally, they are a sign type that historically has been commonly used on older buildings.

- Maintaining a minimum clearance above the sidewalk enhances public safety (minimum clearance 8 feet).
- Designing projecting signs with a sign area of more than three feet makes them obtrusive and unsightly.
- Encouraging projecting signs that use logos, business icons and symbols, creates a user friendly downtown experience for visitors.



Window Signs

Signs etched or painted directly onto glass storefront display windows and entrances were popular in the late 19th and early 20th centuries. Painted signs were often used as they are low in cost; the highest quality were gilded, a thin layer of gold burnished onto the glass. Gold leaf window signs are still popular today, as are signs of enamel or acrylic paints and those using thin vinyl letters affixed directly to the window.

- Well-designed window signs identify the corresponding uses/activities that occur on the premises while preserving a majority of the display area for pedestrian window shopping.
- Exceeding 20% of the total area of the window with signs generally makes the window seem too cluttered for the viewer.
- Window signs that use high quality materials such as paint or gold leaf, or that are etched into glass create an attractive and visually pleasing façade for the viewer.
- The City of Davenport does not regulate signage or displays on the inside of windows. Nevertheless, businesses should consider the use of icons, symbols and product displays that are lively and changing. Window displays can be very effective signage.





Window displays are an integral part of any retail business. An attractive display contributes to

- The character and success of each store;
- The character of the street; and
- The character of the downtown business district as a whole.

The window display featuring an elk, to the left, grabs the eye while more effectively informing passers-by that the business sells outdoor products than the large sign placed immediately below the window.

Think of the window display as a composition; as if it were a sculpture or an oil painting. In effect, it is a large picture framed by a storefront. The building and window should create a single unit that is complemented by the display in both color and proportion. It is best to let products speak for themselves. Displays that exhibit actual products provide immediate communication without words. If words are part of the display, they should be kept to a minimum. Type face for any signage should be simple and easy to read and be in colors that will not conflict with the colors in display merchandise.

Consideration should also be given to lighting. An attractive, well-lit display can entice window shoppers to return during business hours. A well-lit window display also improves public safety by lighting the sidewalk and allowing police to see into the store at night.

Icon, Symbol or Graphic Signs

Icon, symbol or graphic signs illustrate by their shape the nature of the business within. For example, a hanging sign in the shape of a guitar, eye glasses, or a shoe quickly conveys the business' products and services. There are also symbols (such as a striped barber's pole or a mortar and pestle) that have come over time to represent certain types of businesses. When designed well, symbol signs convey their messages quickly and effectively because they are immediately recognizable as bold graphic descriptions of the goods and services offered.

> Encouraging graphic imagery with subservient text makes for an attractive and informative visual experience.

Painted Wall Signs

From the mid-19th Century to the early 20th Century, signs painted directly on buildings were a popular form of advertising. Painted signs do require a sign permit and do fall within the purview of these design regulations.

- Painted wall signs may in some circumstances be appropriate. As a general rule new painted signs are more appropriate on an older building than a newer one.
- Painted signs often are found on the side or upper floors of older buildings advertising past businesses that may no longer exist, at least at that location. Usually, faded with age, they are known as ghost or phantom signs. Painted wall signs can be important reminders of a community's commercial history and heritage. There may be occasions when they need to be painted over. However, as a general rule, they should be left exposed for the enjoyment of future generations.



While the barber's striped pole and the drug store's mortar and pestle are perhaps the best known of the symbols that serve as signage, there are many others. The cigar store Indian was once a common symbol or icon for a store that sold tobacco products and it may still be used in that fashion today. In modern times, however, it can also be used as a symbol that says "antiques are sold here." A pair of scissors has perhaps become a more ubiquitous symbol for cutting hair than the barber's pole while adding the information that women or perhaps even both sexes, are welcome here. Oriental dragons or pagodas are often used as symbols for an oriental, particularly Chinese, restaurant. The "Star Noodle" sign above is not just a symbol for a certain type of restaurant but also is a superb, and rare, example of neon lighting (although this cannot be determined simply by examining the drawing).



Ghost or phantom signs, painted signs advertising businesses from the mid 1800's through the early 1900's exist at various locations within the Downtown Design District. Also occasionally, a "new" historic sign will emerge when an adjoining building is demolished exposing a long hidden facade. These reminders of downtown Davenport's commercial past should be left to slowly fade with time when possible.



Painted signs, signs painted directly onto the brick surface of a building, were very common in the 1800's and early 1900's. Given it is a historic sign style, painted signs are more appropriate, if used today, on a historic building. In particular, a painted sign might be appropriate at a bar or an antique store attempting to create a historic ambiance. The style does not lend itself nearly as well for use on more contemporary structures.



Changing Signs

Changing signs are signs where the copy changes such as on an electronically controlled time and temperature sign.

 Changing signs are limited to displaying public information such as the time and temperature and the advertisement of on site services or products or information associated with a business on the premises. A newspaper, for example, may provide newspaper headlines or a stockbroker may provide the Dow Jones averages. Similarly, a retail store could have a reader board advertising on site products and sales.

Monument or Ground Signs

Monument or ground signs are signs, often on a masonry base, placed directly on the ground. Monument signs are limited to 48 inches and ground signs to 15 feet.

- Monument or ground signs can be effective signage. They, however, need room and are only appropriate where building setbacks are sufficient to create an appropriate space.
- Monument or ground signs should, when possible, be placed in a landscaped base and repeat materials and colors used on the building it is advertising.



The Wells Fargo Bank drivethrough facility at Third and Main Street provides an example of a monument sign that has a number of positive design elements. To begin with, the scale of the sign fits well with both the site and the building. In designing the sign, the bank has resisted the axiom that "the bigger the sign the better." Also the sign has been set within a landscaped base of evergreen shrubbery and has been placed at a location where there is enough room for a sign of this nature. Monument signs need space. Another feature of interest is the Wells Fargo logo itself, a picture of a stagecoach being pulled by a team of horses. At a glance the logo tells the viewer that this is an old and venerable company with a colorful history closely tied with America's own history.

ALL ALL



Signs on Awnings

Painting signs on the valance (vertical flap) of an awning is an inexpensive and simple method of creating signage.

- Individual letters painted directly on the valance of an awning facing the street makes for a distinguished and informative sign.
- Limiting signage on the sloping surface of an awning to small graphic symbols or logos unique to a particular business helps prevent the information on the signage from getting too cluttered for the viewer.
- Traditional awnings generally are more appropriate on older buildings than modern "bubble" type designs.
- Consider down lighting awnings (if they are lighted), particularly on older buildings, rather than using internal illumination.
- Some colors work better as awnings than others. The colors should not be too abrupt or jarring.

Freestanding Pole Sign

A freestanding pole sign is a sign mounted on one or more poles, uprights, or braces mounted in the ground and not attached to any structure other than the poles, uprights, or braces.

- The freestanding pole sign is the signage type most closely associated with suburban strip commercial development. These signs are typically large and flashy being directed at capturing attention of drivers moving at fairly high speeds on suburban roads. As a general rule, this type of signage is inappropriate in the downtown.
- One type of pole sign that may be appropriate are smaller signs on double posts. Like monument or ground signs, these freestanding signs need space and look best if they are set in landscaping.

Neon and Bare Bulb Signs

Signs illuminated by electrified gas in slender glass tubes first appeared in the1920's and became popular in the following two decades. Although various gases are used in these signs, over time, they have come to be called "neon" signs.

Although neon and bare bulb signs are becoming increasingly rare, they can add to the historic quality and uniqueness of the downtown.

- Continuing the use and maintenance of neon and bare bulb signs helps in maintaining the historic character of downtown.
- The use of neon and bare bulb signs in areas such as bars, restaurants, dance clubs, and other entertainment related businesses, is consistent with the traditional uses of such signs.

Banner Signs

Banner signs may be used for special events in the downtown.

- Decorative banner signs can be used to add color and create a festive atmosphere for special events, holidays and seasonal events.
- Banners may be attached to light standards (with an encroachment permit if they are on the public right-of-way) or project from building facades.
- Banners should be removed or replaced when they show signs of fading or unattractive wear.





Banners are a relatively inexpensive way to add color and create a festival atmosphere in the downtown. Banners can have words and graphics intended to inform the public about special events at retailers, the convention center, libraries and museums. Alternatively, banners can be there just to add color and do not have to say anything.

Note that the design and placement of any banners must be approved by the Downtown Design Review Board. Designs must be attractive (in the opinion of the Board) and must be constructed of quality materials. Be aware that the plastic pennants sometimes used at car dealerships and suburban grand openings would not be appropriate downtown and would not be allowed under the banner provisions of these guidelines.

Lighted Signs

Both internally or externally lit signs are appropriate in the downtown area. Internally illuminated signs, however, are more appropriate in some situations than others.

- Plastic is a modern material and generally fits better on more modern buildings rather than older ones.
- White internally illuminated boxes are particularly unappealing. Shaped plastic or cut plastic letters generally look better.
- Light letters on a dark black or colored background tend to be more legible from a distance.
- On older buildings, matte finishes generally are more appropriate than shiny finishes.
- Orienting and shielding spotlights such that the source of light is not directly visible focuses the attention of the viewer.



Directional Signage for Parking Lots

- Directional signs marking entries and exits to parking lots are to have no more than one commercial image, logo or message, which shall be subservient to text identifying the parking lots as "customer parking" makes the direction signage easily comprehensible.
- Limiting each driveway to no more than one directional sign, located on private property, near the sidewalk makes the signage more user friendly.

Sandwich Board Signs

Sandwich board or "A-frame"signs may, at the City's discretion, be placed on city sidewalks listing restaurant menus or advertising special sales or events if the City approves an "encroachment permit."

- Sandwich board signs will only be allowed where sidewalk width allows signage without interference with pedestrian or wheelchair access.
- Signs of this nature are encouraged to be attractive and creative adding to the ambiance and character of the downtown.
- Sandwich board signs should be on City sidewalks only during business hours, being removed at the end of each day.





Sandwich board or A-frame signs are allowed on city sidewalks in the Downtown Design District at the city's discretion with an encroachment permit (assuming the location does not overly restrict pedestrian or wheelchair movements). Consider this an opportunity to be a little whimsical or creative. Of the two examples directly above, staff would suggest that the sign on the right would draw more attention than the sign on the left while making the downtown just a little more interesting. The sign on the far left at Trash Can Annie's Antique Clothing on Brady Street is an excellent existing sandwich board sign with considerable design merit.



Left: A vibrant shop window enlivens the streetscape while clearly advertising the types of merchandise sold within this retail shop. The neon sign in the interior further colorfully identifies the business. (The City of Davenport does not regulate signage located on the inside of a building).

Below: An even more interesting way to use a store front window as signage is to allow the public to actually watch the work taking place inside. There are few things more engaging than to watch other people work, especially when the worker is skilled and the work is intriguing and involving. In this case, the glass blowing shop allows the public to see the creation of a glass object from raw material to finished product.













The Design Review Board may at its discretion allow banners and signs advertising events of a civic or cultural nature. This would include museum shows and theatrical events and/or public festivals. Community special event banners and signs shall not be considered to be billboards and may be located "off premises". The Board may allow banner poles in the public right-of-way with an encroachment permit but only in locations that the Board deems appropriate.























Signage: various forms of attractive signage meeting the guidelines


















Signage: various forms of attractive signage consistent with the guidelines

The Ship Tavern:

The Ship Tavern, a restaurant in another city, provides a good example of a well thought out signage plan. The signage is creative and works on many levels. It uses every opportunity to create an appealing identity for the restaurant and while doing so it makes its downtown neighborhood just a little more interesting. Among its various





signs is a plastic, molded "shaped sign" in the form of a shield back lighting the form of a sailing ship. The words "Ship Tavern" are also spelled out in "cut letters." These signs are oriented to passing automobiles. Note they do not hide any of the building's architectural features. A second, more intimate, projecting sign oriented to pedestrians marks the restaurant's entry. The sign includes, once more, the restaurant's name coupled with a unique wrought iron sailing ship in silhouette and a ship's sea lantern. On the window, a painted window sign once more tastefully repeats the restaurant's name. Visible through the glass is a model of a clipper ship that helps grab the eye. Not shown are other windows which also feature model ships. Finally, a menu board placed by the door repeats the restaurant's sailing motif. Of course, not every business has this much to work with. Every business, however, should use every opportunity to create a unique image for itself.





SIGNAGE PLANS

Sign Types Not in Keeping with the Urban Character of the Downtown

- Building signs advertising products and vendors rather than business types and services.
- Flashing, animated, blinking, rotating, reflecting or revolving signs.
- Standard product and logo signs provided by national distributors (merchants are encouraged to create their own unique signs, symbolic of their personal business).
- Pennants and balloons (other than as holiday decorations).
- Signs using fluorescent material.
- Signs using a graffiti art style.
- Advertising signs, other than graphic symbols or logos unique to a business, located on the sloping surface of awnings.
- Chalkboards or blackboards, other than for use as a restaurant or café menu board.
- Large freestanding pole signs on a single pole.
- Signs on privately owned benches.
- Any sign, except a menu board of a drive through restaurant, emitting sound other than the normal for their internal operation.
- Signs of such brightness that they constitute a hazard to pedestrians, vehicles or aircraft.



- Signs which are affixed to trees, utility poles, fire hydrants, fire escapes, bus stop shelters, or other structures in a public right-of-way except signs permitted by these standards with all of the appropriate permits.
- Any signs listed as prohibited by Section 17.45.030 of the Zoning Ordinance entitled "Prohibited Signs" unless specifically listed as allowable in the Downtown Design District by these standards.

Design Details – Awnings and Canopies

Design Objective

Awnings and canopies are encouraged.

Discussion

Canopies, arcades, awnings and overhangs provide shade and weather protection while enhancing the pedestrian environment at ground level. They help to define the pedestrian space along the street. Canopies and awnings can also serve as an architectural element on buildings to help articulate a building's façade, creating greater variety and interest at street level. Awnings and canopies are also a traditional design element common to commercial buildings in Downtown Davenport. Finally, they can also provide an additional location for business signage.

Awnings and canopies come in many shapes, styles and colors. In general awnings should fit the architecture of the building, be well maintained, functional and be at a height that will not obstruct pedestrian movement along the sidewalk (7' minimum).

City of Davenport Design Review Board

Department: Community Planning and Economic Development Department Contact Info: Ryan Rusnak 563-888-2022 rrusnak@ci.davenport.ia.us

Date 8/26/2019

Subject:

Case DR19-12: Request for Design Approval - 421 West River Drive - C-D Downtown Zoning District. Replace decking and balustrade and four new murals . City of Davenport, petitioner. [Ward 3]

Recommendation:

Staff recommends approval of DR19-12 in accordance with the work write up and renderings.

Background:

The proposal is to remove and replace existing decking and balustrade. The decking would a composite material. The balustrade would be galvanized metal posts and cable railing. Larger galvanized metal posts would extend higher to allow the use of ornamental lights.

Although a specific design for the murals has not been provided, they will be similar is style to the existing murals.

ATTACHMENTS:

	Туре		Description			
D	Backup Material		Application	Application		
D	Backup Material		Design Guidelines - (L'oeils	Design Guidelines - Civic Art, Murals & Trempe L'oeils		
REVIEWERS:						
Department		Reviewer	Action	Date		
Community Planning & Economic Development		Rusnak, Ryan	Approved	8/23/2019 - 12:02 PM		



Complete application can be emailed to planning@ci.davenport.ia.us

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)

Name:	LITY OF DAVENPORT
Company:	
Address:	226 West 4th St
City/State/Zip:	Davenport, Iowa 52803
Phone:	
Email:	

Owner (if different from Applicant)

Name:	
Company:	
Address:	
City/State/Zip	
Phone:	
Email:	
	Terminal assessment theorem is a second or or other meters and the second second second second second or other assessment and the

Engineer (if applicable)

Name:	
Company:	
Address:	
City/State/Zip	
Phone:	
Email:	

Architect (if applicable)

Name:	Mark D. Miller D.D.		
Company	BHAMA DRILLITEITS LLP		Healt
Address:	1468415 52.		
City/State/Zip:	MOLINE, IL 61265		
Phone:	309.762.0511		
Email:	Mack Minen & BUMMARCH	7275.	CON

Attorney (if applica	able)
Name:	
Company:	
Address:	
City/State/Zip:	
Phone:	
Email:	
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Planned Unit Development

Zoning Map Amendment (Rezoning)

Demolition Request in the Downtown Demolition Request in the Village of East Davenport

Historic Preservation Commission

- Certificate of Appropriateness
 - Demolition Request

Application Form Type:

Plan and Zoning Commission

Administrative

Administrative Exception Health Services and Congregate Living Permit

Design District:

🗙 CD - Downtown

CV – Village of East Davenport

CE – Elmore Corners

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When is an application for design approval required?

Prior to the commencement of any work.

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- Installation of any sign or action related to a sign.
- New parking lots, fencing/walls and landscaping or an alteration to existing parking lots, fencing/walls or landscaping.
- Streetscape elements within the right-of-way.
- Demolition within the C-D and C-V Districts requires the owner(s) of record or the City to apply for a demolition approval.

Submittal requirements

- Please contact Planning staff at (563) 326-7765 or <u>planning@ci.davenport.ia.us</u> so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

Submittal requirements for specific types of requests:

Minor alterations to existing buildings and new and replacement signs (all of the above and):

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

Minor additions, site improvements and outdoor storage areas (all of the above and):

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey. •
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of • all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

Formal Procedure

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Design Review Board consideration of the request:

- Only work described in the application may be approved by the Board.
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- If approved, design approval does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits and/or licenses.
- If approved, design approval will expire one year from the date of approval unless a 0 building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- The applicant may appeal the Design Review Board's determination to the City Council. A written appeal must be submitted to the Zoning Administrator within thirty calendar days of the Design Review Board's decision.

Applicant:

Date: 8.19.19 By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:	Ryan Rusnak		Date:	8-19-2019
		Planning staff		

Date of the Public Meeting: 8-26-2019

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

REPAIRS TO FRIEGHT HOUSE DELK. SEE ATTACHED NOFO. Painting of additional murals on the doors on the north side of the building.









Revised South Railing Elevation



FREIGHT HOUSE South Side Deck Repairs 421 West River Drive Davenport, Jowa BRACKE . HAYES . MILLER . MAHON

A R C H I T E C T S

8-14-19



Revised South Railing Elevation Detail



FREIGHT HOUSE South Side Deck Repairs

421 West River Drive Davenport, Iowa BRACKE . HAYES . MILLER . MAHON

A R C H I T E C T S

8-14-19



Revised South Railing Section



FREIGHT HOUSE South Side Deck Repairs

421 West River Drive Davenport, Iowa **BRACKE . HAYES . MILLER . MAHON** A R C H I T E C T S

8-14-19





























Civic Art, Murals and Trompe L'oeils

Design Objectives:

Actively promote civic art downtown

Reinforce the unique character of Downtown Davenport

Reinforce a sense of historical continuity for the city and the downtown

Discussion:

Civic art can enrich the downtown experience, enhance the city's public image and add beauty for all citizens to enjoy. Art which includes references to the city of Davenport's geography, landmarks, history, diverse ethnic cultures, industry, local crafts and other cultural attributes can increase our sense of belonging by associating us with a place imprinted with a specific image rather than one that looks and feels like any other modern American city.

While these design guidelines do not set any particular requirement for either the public or private sector to create civic art it is hoped that the standards will encourage both sectors to consider civic art early in the design process and to create it. Downtown Davenport is currently undergoing a revitalization of its core. It is particularly important during periods of growth that private projects, new public spaces and infrastructure improvements all include a significant and visible component of public art.



Civic art should reveal and celebrate:

- · the historical underpinnings of the City of Davenport;
- · the City of Davenport's diverse cultural underpinnings;
- · connections to our natural systems such as the Mississippi River;
- the transportation network by enhancing bus shelters, street furniture and street light standards;
- the city's past through memorials and commemoration.

General Guidelines for Civic Art

Consider:

- the relationship of civic art to its proposed site and its visual impact.
- the ability of civic art to enhance the downtown experience such as bringing people together, inviting public interaction, creating moments of visual or intellectual interest and enhancing the area's beauty.
- the durability of the proposed materials and the difficulty of maintenance and upkeep in a public setting.
- using the placement of public art to terminate a vista or serve as a focal point. If used in this context the "piece" needs to have a scale that is in keeping with the proposed location.



- the human, or in some instances conversely, the monumental scale of artwork to be located on city streets. Again the scale of the piece needs to be in scale with the proposed location.
- the artwork's symbolic and aesthetic qualities.
- When related to a specific landmark building the artwork should be subordinate to the overall building.
- The artwork should be relevant to the location and not confuse the public with false history.
- The artwork should not obscure building elements or details. For example, a mural should not cover windows or important architectural details.
- The artwork should not impede pedestrian movement or endanger it.
- Consider the time frame proposed for a given piece of public or civic art. The bar for allowing a piece for a one-year time period as part of a temporary display should be different than for something that is intended to be a multi-year or a permanent addition to the city. Art that is to be with the city for years should be executed by highly trained and able professionals. The committee shall review and approve all designs prior to installation.
- If a work is not considered to be permanent consider the process for removing and decommissioning it up front.









Civic Art in Downtown Davenport

226











Murals provide one opportunity to celebrate the City of Davenport's history, diverse cultural traditions and natural systems such as the Mississippi River through public art. To provide examples of high quality, professionally done murals that meet the criteria listed in the design standards staff turned to the web page of Evergreene Painting Studios Inc. and with their permission is using the three examples above and to the left. Top left: a mural depicting rural life on the Mississippi River for the Alabama Constitution Center, Huntsville, Alabama. Top Right: three details from a 30 foot high by 200 foot long scene showing the Ohio River at sunset in 1865 Cincinnati for the Cincinnati Historical Society. Bottom left: a mural for the Apple Pie Bakery Restaurant at the Culinary Institute, Hyde Park, New York. (Closer to home Evergreene did the jazz murals for the Rhythm City Riverboat Casino here in Davenport). Murals, in particular, provide a cost efficient way to enliven the unsightly party walls often left behind when downtown buildings are demolished. They are a tool, however, that should be used sparingly.



Trompe L'oeils are another method of improving the unsightly walls that tend to appear in downtown situations due to demolitions. In some cases demolition reveals the "rear end" of a historic building that was not intended to be seen by the public due to its being hidden behind neighboring structures. These facades were often constructed with less expensive materials and may lack the architectural ornament and details common to the building's other elevations. Or alternately demolition may leave a semi-wrecked party wall once shared with a now missing neighbor. Tromp L'oeils can be extravagant architectural fantasies imperceptibly extending the real space of architecture into the illusory space of painting transforming empty walls into magnificent facades. The two examples above are designs by the renowned artist Richard Haas. Top left is the Brotherhood Building in Cincinnati, Ohio. To the right are murals that Haas designed as an economical revitalization effort for Yonkers, New York. Both projects were painted by Evergreene Painting Studios, Inc. While Haas tends to work on large monumental designs planning staff has seen Trompe L'oeils used effectively on buildings as small as a gas station.

Below: One of man's first forms of visual communication was painting on cave walls. Ever since, murals have been a companion to architecture. Below is a graphic painted on a temporary construction fence for the Metropolitan Life Building in New York City. The work helped dispel the stigma of construction while providing valuable publicity for the project and the business.

Does the City of Davenport expect businesses to put up a construction fence of this nature when they work on the façade of their building? Of course, not. A design of this nature would only be appropriate on a few Downtown Davenport structures and any construction graphics would be purely voluntary. The point, however, is if an opportunity arises and the costs prove reasonable it is appropriate to seize every opportunity to visually remind the public about a revitalizing downtown Davenport and its individual businesses.





Above: One last Trompe L'oeil example, in this case showing both the "before" and "after". The project, also by Evergreene, is the Lennox Apartment Building (previously Lennox Hotel) in Downtown St. Louis, Missouri. The building had stood vacant for a number of years before its restoration. The hotel was a monumental building on three sides but the east façade was in poor shape due to the demolition of an adjacent structure. It takes an observant eye to notice that everything but a few of the windows was created by the skillful use of Trompe l'oeil.




A "spin off" of wayfinding systems is to use information signage and public art to make citizens and visitors aware of the community's unique heritage. The photographs above and to the right are from Westminster, Colorado, a Denver suburb. The City of Davenport similarly has a rich history that in many cases is largely forgotten.









Using sculpture to create a sense of place by looking to a community's history and natural world by inspiration. <u>Top left</u> – In Boston, legendary Boston Celtics' coach Red Auerbach prepares to light up his trademark victory cigar.

<u>Top right</u> – Davenport, "Watching the Ferry" by Louis Quaintine based on a 1947 lithograph by John Bloom who sketched boys watching the W.J. Quinlan, a ferry on the river.

<u>Left</u> – In Davenport, "Give Wings to Dreams" by Janice Lewellen celebrates the City of Davenport's winter visitors with a swirling spiral of bald eagles.

<u>Far left</u> – Union Square in New York City, one of a series of in-ground bronze panels detailing the history of New York City's textile workers





Pulling it all together: A mural of a Mississippi River riverboat scene is step one in the process of changing a downtown alley into a thoughtfully designed "people place". Other suggestions from other portions of these guidelines include creating or enlarging windows on alleys, creating an outside seating and eating area and adding landscape planters.



City of Davenport Design Review Board

Department: CPED Contact Info: Matt Flynn, 563-888-2286, matt.flynn@ci.davenport.ia.us Date 8/26/2019

Subject:

Case DR19-13: Request for Design Review - 630 East 4th Street - C-D District. New Downtown YMCA and related site improvements. Scott County Family YMCA, petitioner. [Ward 3]

Recommendation:

Staff recommends approval of the building elevations and materials.

Staff recommends preliminary approval of the site plan with the following conditions:

Upon development of the property to the west, the western edge of this property be altered to achieve connectivity through shared drive aisles, sidewalks, and other pedestrian feasible pedestrian paths.

A sidewalk connection, including stairs if necessary be made from the early Childhood Center to the Y's Main Entrance.

The north perimeter of the site, along Federal Street, be completely grubbed, graded, and landscaped, and edged with a 6 foot tall wrought-iron style fence (vinyl or aluminum is permitted).

Background: Overview:

Planning for the new Y has been in the works for nearly ten years. This is a very important site in the City as it is located at a major gateway into Downtown.

It is also a unique site. The property was never part of the City 'grid'. The location of the first rail crossing of the Mississippi, the site was used as a rail yard for decades, and then for material storage and staging for WG Block Co.

Building Elevation and Material Commentary:

The DRB reviewed the building elevations at its June meeting and voiced no concerns. The submitted elevations are no different than was shared in June. The architect will bring material samples to the meeting for review.

Site Plan Commentary:

Staff originally advocated for a street connection north-south through the site. In order to achieve the necessary grades excessive fill would need to be installed that could affect the efficiency of development on the site.

Still, circulation is still a concern. It is important that connections to and from all directions,

including west, are made. Staff proposes two conditions to address these concerns. See recommendation.

The site plan lacks detail on edge treatment along Federal Street. Staff supports construction of a wrought-iron styled fence along the street. See conditions.

ATTACHMENTS:

	Туре		Description	
D	Backup Material		Application	
D	Backup Material		Renderings	
D	Backup Material		Downtown Design Gu	idelines - Building New
REVIEWERS:				
Department		Reviewer	Action	Date
City Clerk		Flynn, Matt	Approved	8/22/2019 - 11:55 AM



Complete application can be emailed to planning@ci.davenport.ia.us

Property Address* 630 E. Fourth Street *If no property address, please submit a legal description of the property.

Applicant (Primary Contact)

· · · · · · · · · · · · · · · · · · ·		
Name:	Greg Gowey, AIA	
Company:	Studio 483 Architects	
Address:	201 W. Second Street, Ste. 608	
City/State/Zip:	Davenport, IA 52801	
Phone:	563-326-2555	
Email:	ggowey@studio483.com	

Owner (if different from Applicant)

Name:	Scott County Family YMCA
Company	Attn: Brad Martell
Addross:	606 W. Socond Stroot
City/State/7ip	Devennert IA E2001
Phone:	563-322-7171, ext. 111
Email:	bmartell@scottcountyfamilyy.org

Engineer (if applicable)

Name:	
Company:	
Address:	
City/State/Zip	
Phone:	
Email:	

Architect (if applicable)

Name:	Same as Applicant
Company	
Address:	
City/State/Zip:	
Phone:	
Email:	

Attorney (if app	plicable)
Name:	
Company:	
Address:	
City/State/Zip:	
Phone:	
Email:	

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning)

- Planned Unit Development
- Zoning Ordinance Text Amendment
- Right-of-way or Easement Vacation
 - Voluntary Annexation

Zoning Board of Adjustment

- Zoning Appeal
 - Special Use
- Hardship Variance

Design Review Board

- Design Approval
- Demolition Request in the Downtown Demolition Request in the Village of
 - East Davenport

Historic Preservation Commission

- Certificate of Appropriateness
 - Landmark Nomination
 - Demolition Request

Administrative

- Administrative Exception Health Services and Congregate
 - Living Permit

Design District:

CD - Downtown

CV – Village of East Davenport

CE – Elmore Corners

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- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

Submittal requirements for specific types of requests:

Minor alterations to existing buildings and new and replacement signs (all of the above and):

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- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
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- A materials board containing samples of each type of exterior building materials.

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(1) Application:

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 - The applicant may appeal the Design Review Board's determination to the City Council. A
 written appeal must be submitted to the Zoning Administrator within thirty calendar days of
 the Design Review Board's decision.

Applicant: Greg Gowey, AIA

Date: 08/19/2019

Date: 8-19-2019

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Matt Flynn

Planning staff

Date of the Public Meeting: 8-26-2019

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

New 74,000 sf downtown Davenport YMCA building for the Scott County Family YMCA to be construction at 630 E. Fourth Street (formerly W. G. Block Company property)



OVERALL SITE LAYOUT AND PAVING PLAN PROJECT: 19001377

INEG CIVIL PROJECT: 19001528









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PROJECT NARRATIVE

With the publication of this document, the YMCA has completed the Schematic Design Phase, the second in a series of five phases in a typical YMCA capital development process. The process will continue with subsequent phases including: Funding, Design Development, Construction Documentation and Facility Construction.

The schematic design for the Davenport YMCA presented in this report is based on outcomes from market research conducted on the facility, as well as contemporary design concepts and criteria for similar community-based recreation and wellness facilities. The primary outcomes and concepts include:



- 1. A **responsive building design** that takes advantage of the unique history and site opportunites of Davenport, creating a true **YMCA campus** while taking advantage of the **spectacular views** of the Mississippi River.
- 2. Creating a **facility that is open and engaging** – a community gathering spot - fostering interaction and socialization, while enhancing safety and security.
- 3. Creation of **a scalable design option** with the project scope and budget adjusting to available funds for the initiative.
- 4. Construction of new **Community Venues** to better serve the market. Flexible multipurpose meeting rooms with kitchenette, conference room, and gathering areas are included in the project.
- 5. Accommodations for families, including a Family / Universal Locker Room and flexible Child Watch / Kids Adventure Center venues, providing spaces for children of different ages.

- 6. Inclusion of **Universal Design** guidelines and principles in the design of the facility, accommodating the need of users with disabilities.
- 7. **Maximizing the potential for natural lighting** with the expansive use of glass on the exterior of the facility, thereby taking advantage of the ambiance and views to the site while reducing demand on utility consumption.
- Provide accommodations for group exercise programs in a variety of studios arranged in groups around member lounge areas.
- 9. Creation of a **state-of-the-art Wellness Center** including areas for exercise equipment, functional training, and areas for health seekers.
- 10. Creation of a **multi-functional** Aquatics Center including accomodations for lap swimming, aquarobics, recreational swimming, therapy, and interactive water play.



Schematic Design | 10.25.2017 DAVENPORT FAMILY YMCA

Scott County Family YMCA | Davenport, IA

PROJECT NARRATIVE



PROJECT DRAWINGS

3





SITE DIAGRAM





Scott County Family YMCA | Davenport, IA

FIRST FLOOR PLAN







Scott County Family YMCA | Davenport, IA

SECOND FLOOR PLAN

48'





THIRD FLOOR PLAN

48'

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Scott County Family YMCA | Davenport, IA

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BUILDING ELEVATIONS

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the

Scott County Family YMCA | Davenport, IA

BUILDING SECTIONS

0 5 10 20

40

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0 5 10 20 40



Schematic Design | 10.25.2017 DAVENPORT FAMILY YMCA BUILDING SECTIONS





RENDERINGS & IMAGERY





Scott County Family YMCA | Davenport, IA

RENDERING





SOUTHEAST AERIAL





EXTERIOR - VIEW FROM STREET





EXTERIOR - ENTRANCE DRIVE



the

Schematic Design | 10.25.2017 DAVENPORT FAMILY YMCA

Scott County Family YMCA | Davenport, IA

EXTERIOR - MAIN ENTRANCE





LOBBY / SPINE





Scott County Family YMCA | Davenport, IA

LOBBY / FRONT DESK





TOP OF STAIRS - LEVEL 2 Gro





commons - Level 2 Gro





TOP OF STAIRS - LEVEL 3


SUPPLEMENTAL INFORMATION

GRO-101

Existing	rioposeu	HULES	DRAF
	64,000 SF		
	1,200		
	200		
	150		
	400		
	300	near lobby	
121	2,250	SF	
	400	work spaces, private offices, filing	
	140	network, fax, copying, fulfillment	
	60		
	60		
	140		
	120	in close proximity to entry lobby	
	100		
	in Wellness		
	In Aquatics		
	1,120	SF	_
1			
	800	work spaces, private offices, filing	
	140	network, fax, copying, fulfillment	
	140		
	140		
	120		
	120		
2	1,460	SF	_
(
	120	adjacent to outdoor play area	
	1,200	two zones, climbing structure	
	20	includes base cabinetry	
	50		
-	-	adjacent to outdoor play area	
	-	includes base cabinetry	
	-		
	1,390	SF	
		1,200 200 150 400 - 300 - 300 - 300 - 300 - 300 - 400 400 400 400 140 60 0 100 in Aquatics in Aquatics 300 140 140 120 140 120 140 120 140 120 140 120 120 120 120 120 120 120 120 120 120 120 120 120 120 120 120 120 <	1,200 200 150 400 - 300 near lobby - 2,250 SF 400 work spaces, private offices, filing 140 network, fax, copying, fulfillment 60 120 in close proximity to entry lobby 100 100 in Wellness in Aquatics - 140 120 SF 800 work spaces, private offices, filing 140 120 In close proximity to entry lobby 100 100 100 100 100 100 120 SF 120 In close proximity to entry lobby 120 In close proximity for entry 120 adjacent to outdoor play area 120 In clobe pase cabinetry 50

FOR PLANNING PURPOSES ONLY	
New Davenport YMCA	
Scott County Family YMCA	

GRO-101: ARCHITECTURAL PROGRAM October 25, 2017 PAGE 1 of 4

the

Schematic Design | 10.25.2017 DAVENPORT FAMILY YMCA

Scott County Family YMCA | Davenport, IA

GRO-101: Archite	ectural	Progr	am	YMCA
Venue	Existing	Proposed	Notes	DRAFT
		04,000 31	2	_
Community Areas				
Community / MP / Meeting Room		1.200	sub-dividable w/ movable partition	
table and chair storage		60		
storage		60		
Community / MP / Meeting Room		1,200	sub-dividable w/ movable partition	
table and chair storage		60		
storage		60		
Meeting / Conference Room		240		
Community Kitchen			located adjacent to meeting rooms	
Pantry / Storage		-		
Teen / Inter-Generational Center		1		
office				
storage		-		
Convienience Toilets		-	(ar)	
Community Areas TOTAL		2,880	SF	
Wellness Venues				
Gymnasium		7,600	sub-dividable by cross-court	
# of cross-courts		2 x-courts		
storage		300	accessible from each cross-court	
Program Gymnasium		-	sub-dividable by cross-court	
# of cross-courts		-		
storage		-	accessible from each cross-court	
Indoor Track		4,000		
Group Exercise Studio "A"		2,400	sub-dividable w/ movable partition	
storage		120		
Group Exercise Studio "B"		-		
storage				
Specialty Studio (Group Cycling)		800		
storage		-		
Group Exercise Queing		240		
RB Court		800		
RB Court		800		
Wellness Center		10,000		
cardio, resistance, free-weights		included	within Wellness Center	
stretching		included	within Wellness Center	
core strength		included	within Wellness Center	
express locker area		260	within Wellness Center	
convenience toilets		100	within Wellness Center	
Work Room		80	within Wellness Center	
Fitness Director		100	within Wellness Center	
Fitness Assessment		100	within Wellness Center	
Wellness Venues TOTAL		27,700	SF	
FOR PLANNING PURPOSES ONLY			GRO-101: ARC	HITECTURAL PROGRAM

GRO-101

ARCHITECTURAL PROGRAM

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GRO-101 New Davenport

GRO-101: Architectural Program

Venue	Existing	Proposed	Notes	DRAFT
Venue	casting	64 000 SE	Notes	Enven
Aquatic Center				
Indoor Family Pool		2,800	includes interactive play features	
# of lanes		0 lanes		
Deck Space		1,400		
Indoor Lap Pool		1,800		
# of lanes		4 lanes		
Deck Space		2,000		
Bleachers		-		
Pool Deck Restroom		50		
Steam Room		-	located on pool deck	
Sauna			located on pool deck	
Whirlpool	-	400	located on pool deck	
Aquatic Office		120		
Aquatic Staff Station		40	located on pool deck	
Storage		240		
Pool Equipment / Filtration Area	-	900		
Aquatic Center TOTAL		9,750	SF	
Locker Rooms				
Male Locker Room		1.600		
Steam Room		100		
Sauna	-	100		
Male Youth Locker Room			youth lockers?	
Female Locker Room	-	1,600		
Steam Room		100		
Sauna		100		
Female Youth Locker Room		-	youth lockers?	
Family / Special Needs Locker Rooms	-	1,200	includes private dressing rooms	
Locker Reams TOTAL		4 900	CE.	

GRO-101: Archit	ectural	Progr	am	New Davenp
Venue	Existing	Proposed 64,000 SF	Notes	DRAFT
Support Spaces				
Electrical		180		
House Storage		480		
Maintenance & Storage Areas		60		
Mechanical Areas		400		
Facility Manager Office	included	60		
Support Spaces TOTAL	-	1,180	SF	
Vertical Circulation				
Main Stair		600	3-story stair	
Stair #1		600	3-story stair	
Stair #2		600	3-story stair	
Elevator		240	3-stops	
Elevator Machine Room		80		
Vertical Circulation TOTAL	1	2,120	SF	_
NET TOTAL - ALL VENUES		54,650	SF	
Planning Factor (Net-to-Gross)	#DIV/0!	17.1%	i i i i i i i i i i i i i i i i i i i	
GROSS TOTAL - ALL VENUES		64,000	SF	
Partner Area				
Partner Area		7,000	work spaces, private offices, filing	
Entry Lobby				
Work Room	1	-	network, fax, copying, fulfillment	
Data Closet		-		
Partner Area TOTAL	(H)	7,000	SF	_
GROSS TOTAL - WITH PARTNER		71,000	SF	

FOR PLANNING PURPOSES ONLY New Davenport YMCA Scott County Family YMCA



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FOR PLANNING PURPOSES ONLY New Davenport YMCA Scott County Family YMCA



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Schematic Design | 10.25.2017 DAVENPORT FAMILY YMCA

Scott County Family YMCA | Davenport, IA

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GRO-101

GRO-301 New Davenport YMCA DRAFT

GRO-301: Peak Load Analysis

A peak load analysis estimates the maximum number of occupants that can be anticipated at a facility at a particular, hypothetical peak time. The facility is hypothetically loaded for a weekday evening in the beginning of a session of YMCA programs.

This analysis is based on a roster of proposed venues and their respective sizes as depicted in the latest architectural program. The analysis estimates only the number of occupants over the age of 16 as the objective is to establish a user load from which the capacities for the facility parking and adult lockers can be calculated.

	Proposed			
Primary Venues	Area	Capacity	Lockers	Parking
Admin	1,120	11		•
Child Watch + Family Adventure Center	1,200	4	2	2
Child Care Center	(P)	*	10	
Meeting / Conference Room	240	16	5	3
Community / Multipurpose Rooms	1,200	80	8	15
Teen / Intergen	14	12	20	
Community Kitchen	*	6	×	-
Gymnasium	7,600	152	25	32
Indoor Track	4,000	9	9	9
Group Exercise Studio A	2,400	48	30	34
Group Exercise Studio B	1,200	24	15	17
Group Exercise Studio C		3	2	23
Specialty Studio (Group Cycling)	800	23	15	16
Wellness Center	10,000	200	71	91
Family Rec Pool	2,800	56	16	14
Lap Pool	1,800	36	11	9
Deck Space	2,000	133	12	10
Unadjusted TOTALS		788	204	252
Program Schedule & Use Overlap Allowance	15 %		30	37
Group Studio Queuing Allowance	80 %		47	53
Alt. Parking Allowance (e.g. parking at business, walking, biking)	(5)%		n/a	(13)
Adjusted TOTALS		788	281	329

Notes:

Figures includes staff, program leadership, and instructors
 Lockers to be divided evenly between male and female locker areas

Future Phases	Area	Lockers	Lockers	Parking
Other	0	1	100	10
Other	D			0
Other	0	21	22	0

FOR PLANNING PURPOSES ONLY New Davenport YMCA Scott County Family YMCA

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GRO-301: PEAK LOAD ANALYSIS June 6, 2017 PAGE 1 of 2 FOR PLANNING PURPOSES ONLY New Davenport YMCA Scott County Family YMCA



GRO-301: PEAK LOAD ANALYSIS June 6, 2017 PAGE 2 of 2

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Schematic Design | 10.25.2017 DAVENPORT FAMILY YMCA

Scott County Family YMCA | Davenport, IA

Background and General Notes

The Peak Load Analysis is based upon similar analyses conducted in conjunction with the development of approximately 180 similar YMCA facility projects executed over the previous 15 years, for which GRO Development LLC and the Facilities Department of the YMCA of the USA are providing, or have provided critical experience in facility design, development and planning. Of these 180 YMCA centers died, 144 are currently in operation, having applied the outcomes of a similar analysis.

Roughly 2,560 YMCA centers are operated by chartered chapters throughout the United States. Each center or facility accommodates programs and services tailored specifically to address interest and needs of the communities/constituencies served, including those of childra, adduts, older adults and families together. The site of each YMCA building is based on the venue types required for these community-specific programs, and the volume of participants served. The primary site and building venues included in the Peak Load Analysis are indicated in the table with calculations based on their respective sizes. The Peak Load Period for a YMCA is defined as that period of time, messured hourly, for which the user load upon the provided spaces of a center are in highest demand over a calendar year.

In determining the Peak Load Period, indicators such as time of day, season, program scheduling, and member use cycles are considered. For existing operating YMCA centers, historic program participant and membership use data is also analyzed and applied in the Peak Load Analysis. While user-to-vehicle ratio of 11.15 in to applicable given the levels of participation by Alidern and youth of non-triver age, for YMCAS and similar community/recreation enters, consideration is given to the vehicular access requirements for the transfers of these users to and from the site. As YMCAS generally apply sustainable means and methods for development, alternative means of transportation, including the use of public transportation systems, are roughly end endencouraged for use by YMCAs and their participants.

GRO Development LLC is a multi-disciplinary professional services group that works for organizations in the not-for-profit sector, primarily community service organizations, including MIOAs, JCC's, municipal park and recreation agencies and institutions of higher learning, delivering support and leadership to both specific initiatives and general organizational operations.



GRO-301 New Davenport

YMCA





Scott County Family YMCA | Davenport, IA

RENDERING





SOUTHEAST AERIAL

Scott County Family YMCA | Davenport, IA





Scott County Family YMCA | Davenport, IA

EXTERIOR - VIEW FROM STREET





EXTERIOR - ENTRANCE DRIVE

Scott County Family YMCA | Davenport, IA





Scott County Family YMCA | Davenport, IA





08.16.19 07.15.19 DATE









0.57 ft² (0.05 m²)

21.8" (55.4 cm)

13.3" (33.8 cm)

3.0" (7.6 cm) Main Body

Ordering Information

7.2" (18.4 cm) Arm

25.0 lbs (11.3 kg)

(SPA mount)

Specifications

EPA

(ft²@0°):

Length:

Width:

Height:

Weight

(max):



I



Catalog Number
Notes
Туре

Davenport YMCA

P3 & P5

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor and an adjustable integral slip-fitter are also available.

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED Performance Package Color Temperature Distribution Voltage Mounting RSX1 LED P1 30K 300K B3 Type 3 Wide MVOLT 120V-277V) 1 SPA Square pole mounting (at 90°, Min. 3.5" SQ for	
Series Performance Package Color Temperature Distribution Voltage Mounting RSX1 LED P1 30K 3000K R3 Type 3 Wide MVOLT (120V-277V) ¹ SPA Square pole mounting (a 190°, Min. 3.5" SQ for. P2 Idok 4000K R4 Type 4 Wide HVOLT (347V-480V) ² SPA Square pole mounting (a 190°, Min. 3.5" SQ for.	
RSX1 LED P1 30K 3000K R3 Type 3 Wide MVOLT (120V-277V) 1 SPA Square pole mounting (at 90°, Min. 3.5" SQ for. P2 Id0K 4000K R4 Type 4 Wide HV0LT (120V-277V) 1 SPA Square pole mounting (at 90°, Min. 3.5" SQ for.	
P3 P4 P4 P4 P4 P4 P4 P4 P4 P4 P4	ng (Min. 3.0" SQ for 1 for 2, 3, 4 at 90°) g or 1,2,3 or 4 at 90°) ontal tenon) (fits 2-3/8" OD tenon) ⁴

н

Options			Finish	
Shipped Instal HS PE PEX PER7 CE34 SF DF SPD20KV FAO DMG	led House-side shield Photocontrol, button style ^{5,7} Photocontrol external threaded, adjustable ^{6,7} Seven-wire twist-lock receptacle only (no controls) ^{7,8,9} Conduit entry 3/4"NPT (Qty 2) Single fuse (120, 277, 347) ³ Double fuse (208, 240, 480) ³ 20KV Surge pack (10KV standard) Field adjustable output 0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	Shipped Installed *Standalone and Networked Sensors/Controls (factory default settings, see table page 5) NLTAIR2 nLight AIR generation 2 ^{10,15} PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) ^{7,11,14,15}	DDBXD DBLXD DNAXD DWHXD DDBTXD DBLBXD DNATXD DWHGXD	Dark Bronze Black Natural Aluminum White Textured Dark Bronze Textured Black Textured Natural Aluminum Textured White
Shipped Separ EGS EGFV BS	ately (requires some field assembly) External glare shield External glare full visor (360° around light aperture) Bird spikes ¹²	*Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.		



Accessories

0.00	ed and impped separatory.
RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1EGS U	External glares hield (specify finish)
RSX1EGFV U	External glare full visor (specify finish)
RSXRPA U	RSX Universal round pole adaptor plate (specify finish)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) 13
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) 13
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) 13
DSHORT SBK U	Shorting cap 13

 NOTES

 1
 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).

 2
 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).

- 3
- 4
- 5 6
- 12) To that operates and my micrology and the operation of the construction of the 8
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010. Must be ordered with PIR1N. Must be ordered with NLTAIR2. For additional information on PIRHN 9
- 10 11
- visit
- 12 13
- visit heree. Must be ordered with fixture for factory pre-drilling. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls. Two or more of the following options cannot be combined including DMG, PER7, FAO and PIRHN. Requires MVOLT or HVOLT. 14
- 15



Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

HANDHOLE ORIENTATION



Handhole

RSX POLE DRILLING



RSX STANDARD ARM



Tenon Adapters

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8″	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4″	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole Drilling Nomenclature

-											
Number of heads at degree from handhole (default side A)											
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS						
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°						
Side B Side B & D Side B & C Round pole only Side B, C, & D Sides A, B, C, D											
Note: Review luminaire spec sheet for specific nomenclature											

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side	
Mounting Type	Tilt	-8	•			\mathbf{Y}					
SPA - Square Pole Adaptor	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.13	1.7	7 2.26	
RPA - Round Pole Adaptor	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.13	1.7	2.26	
MA - Mast Arm Adaptor	0° 0.57 1.03 1.05 1.52 1.36 2.03		1.13	1.7	2.26						
	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26	
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71	
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49	
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97	
	40°	1.81	2.68	2.98	3.85	3.68	5.3	3.62	5.43	7.24	
IS - Integral Slipfitter	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44	
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25	
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86	
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03	
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03	
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97	



RSX1 with Round Pole Adapter (RPA)



Length: 22.8" (57.9 cm) Width: 13.3" (33.8 cm) Height: 3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm



RSX1 with Adjustable Slipfitter (IS)



Length: 20.7" (52.7 cm) Width: 13.3" (33.8 cm) Height: 3.0" (7.6 cm) Main Body 7.6" (19.3 cm) Arm





RSX1 with Mast Arm Adapter (MA)



Length: 23.2" (59.1 cm) Width: 13.3" (33.8 cm) Height: 3.0" (7.6 cm) Main Body 3.5" (8.9 cm) Arm







Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').









Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50 $^{\circ}$ C (32-122 $^{\circ}$ F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5℃	41°F	1.04
10°C	50°F	1.03
15℃	59°F	1.02
20°C	68°F	1.01
25℃	77°F	1.00
30°C	86°F	0.99
35℃	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)						
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V	
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11	
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15	
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23	
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27	

Projected LED Lumen Maintenance

operating floats 50,000 75,000	100,000
Lumen Maintenance Factor >0.97 >0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to $40^\circ\text{C}.$

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance	System Watts	Distribution.		(3000	30K K, 70 CR	I)			(4000	40K 50K (4000K, 70 CRI) (5000K, 70 CRI)							
Гаскаус		туре	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW
	R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139	
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
P1	51W	R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
P2	72W	R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
P3	109W	R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
P4	133W	R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123





Motion Sensor Default Settings - Option PIRHN											
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)					
PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes					

*Note: PIRHN default settings including photocell set-point, high/low dim rates,

and occupancy sensor time delay are all configurable using the Clairity Pro App.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the onefor-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heatdissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for a 1.5 G vibration load per ANSI C136.31.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 3, Type 4, Type 5, Type 5S and AFR (Automotive Front Row).

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/ IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. See chart above for motion sensor default out-of-box settings. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slip fitter has an integral junction box and offers easy installation. IS adjustable slipfitter is not rated for tilting above 90° or mounting within 4 feet of ground. Can be tilted up to 90° above horizontal.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at <u>www.designlights.org/QPL</u> to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



Building New

Design Objectives:

Reinforce a sense of historical continuity

Encourage compactness

Encourage a diversity of uses and activities

Encourage public and private investment in the future of downtown Davenport

Reinforce the unique character of the City of Davenport

Require the use of quality building materials

Create an economically vibrant downtown

Discussion:

New development should be designed to complement the existing architecture of downtown Davenport and reinforce its features.



Infill development can repair and strengthen the urban fabric by eliminating gaps created by vacant lots and surface parking. After the protection of high quality, existing architecture, the introduction of such infill development should be the downtown's primary development priority.

Building Design

Building design guidelines for Downtown Davenport primarily address the exterior of buildings and the relationship of buildings to the surrounding setting or context and the street. While building design decisions must balance many factors including economic constraints, programmatic needs, functional requirements, and aesthetics, to name a few, the relationship of the building to its downtown urban setting is the primary issue of public concern. The following building design guidelines address those public issues of site and street relationships.

Major Design Principles

There are two major design principles that are paramount to building design in Downtown Davenport. The first is the principle of "contextual fit" or contextual design – how well does the proposed building "fit" within the downtown urban setting. The second major principle is "pedestrian friendly streets" – how does the building design contribute to an active, pedestrian street life.

Contextual fit

Contextual fit or design requires evaluating the existing buildings on the block and in the surrounding district to determine the major reoccurring design elements that contribute to the character and image of Downtown as an urban place. These design elements of contextual fit include features such as building setbacks, building heights, building form, rhythm of openings, the rhythm of horizontal building lines, color, materials, texture, building style, and building details. Historically, over time, a pattern of repeated design elements will contribute to the overall character and image of Downtown Davenport.



Architects often say that a building does or does not talk to its neighbors. What they describe is how a building makes reference to its own shape and materials and the shape and materials of its neighbors. A lively conversation between buildings means that the buildings relate to each other. The color of one may be picked up and amplified by another or the roof line of another may be mimicked by yet a fourth. With buildings as with humans there is a delicate balance between attracting too much attention and being a wallflower, ignored and unnoticed. In the view of these guidelines it is best for a new building to fit in with the architectural context of its neighbors. The new building should in some way echo and mimic the materials, height, details and patterns of its neighbors.

A new building proposal need not match every building element to "fit" within the context. The more elements a new building design addresses, however, the more likely the design will contribute to the existing contextual pattern of the Downtown.

In the City of Davenport's "main street" Victorian past building scale, forms, orientation and materials were relatively consistent. Variety and contrast were provided primarily by differences in detail and ornamentation at a relatively minor scale. As a result, overall consistency was relatively simple to maintain.

This continued to be the case even after the City of Davenport began to evolve into something more akin to a "big city downtown" in the 1920's, 30's and 40's. These buildings, although taller, in other respects used the same materials, window proportions and street rhythm.

Modern architecture, on the other hand, has allowed and encouraged a greater range of choice in building form, scale, materials and character. Consequently, the potential for contrast has become much greater. While these new materials, etc., may make it more difficult to obtain a contextual fit there are still many ways in which it can occur.

There are, however, exceptions in design. In some cases, on some sites, the opposite design principle may be appropriate – creating a landmark or signature building. A signature building design creates a building that is the opposite of "contextual fit." Signature buildings stand out in the urban setting because of their unusual design character. Such buildings are often designed as new "cutting edge" building styles or

experiments in architectural design by a leading architectural designer. The Figge Art Museum and the Holabird and Root riverfront skybridge are examples of signature structures.

Creating many "signature" building designs within one district creates visual confusion and clutter. Thus, it is important to determine when and where a "signature" building design would be appropriate in the Downtown. Many signature buildings are created for public or civic use such as museums, government centers, schools and churches.

In most cases the principle of "contextual fit" or "contextual design" is appropriate for building design in Downtown Davenport. Building designs that would create a signature building should provide a more detailed analysis of the site and district and how the proposed building would be appropriate for the site.

Pedestrian-friendly streets

The second major principle for building design is the creation of a "pedestrian friendly" urban street environment. The types of building design elements that contribute to a pedestrian-friendly street environment include: street-level activities, building to the edge of sidewalks, windows and openings at the ground floor, awnings and canopies over window displays and entries, pedestrian amenities along the street, and extending building activities into the sidewalks such as outdoor seating, dining and sales displays.

The place where the building and the sidewalk meet is the most important spot in downtown. This is the pedestrian network where the interaction between people on the sidewalk and businesses in the buildings is most intense. It is a threshold across which commerce and activity must cross. Street level restaurants, shops, stores and businesses are all accessed at that line, and the more continuous it is the greater possibility for success they will all experience. A gap in the length of facades will create an area of low activity and low commercial potential in the same way a vacant lot will, and should be avoided wherever possible.



Buildings, as they meet the ground, also form the space around our city streets. The shape of the streetscape is created by the height and location of the buildings which line the sides. A mid-rise street wall which aligns fairly consistently with the street edge implies that the individual buildings defer to the street. Buildings which meet the street acknowledge the greater importance of the public space through which the streets run. They can, in this way, create an awareness of the greater importance of the civic whole, where building facades are shaped by the public spaces rather than the other way around.

Buildings that are designed as signature or landmark buildings can also meet the second principle of creating a pedestrian friendly street environment. New and innovative building designs should also be pedestrian friendly, inviting, and contribute to the Downtown as a lively and active place.

Respond to the neighborhood context

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

Considerations:

Each building site lies within an urban neighborhood context having distinct features and characteristics to which the building design should respond. Arrange the building mass in response to one or more of the following, if present:

- · a surrounding district of distinct and noteworthy character
- · an adjacent landmark or noteworthy building
- · a major public amenity or institution nearby
- neighboring buildings that have employed distinctive and effective massing compositions
- elements of the downtown pedestrian network



Consider complementing the existing structures in terms of:

- massing and setbacks
- scale and proportions
- structural bays and modulations
- fenestration patterns and detailing
- architectural styles and roof form

Site Design and Layout - Building Setbacks

New development should replicate the setbacks of existing development. In most of the downtown this means buildings should be located on the front property line. A strong sense of enclosure is an important element of most downtown streetscapes. There are exceptions to this rule. In particular, 4th Street tends to have small landscaped setbacks associated with its various public buildings. Also, a small setback (for example 10 or 12 feet) may be desirable on residential projects that do not have first floor commercial uses.

Setback guidelines:

- Constructing buildings to the back of sidewalks, along the street, from side property to side property line reinforces the vitality of the public sidewalk.
- Locating building entrances close to the street helps to maintain visual surveillance of street and sidewalk areas.
- Cutting or clipping the corner off of a building located at the corner of two
 intersecting streets creates an area for landscaping and other amenities while
 maintaining the street wall on both streets.



Design a well-proportioned and unified building

Compose the massing and organize the interior and exterior spaces to create a wellproportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building so that all components appear integral to the whole.

Considerations:

When composing the massing, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- Setbacks, projections and open space
- Relative sizes and shapes of district building volumes
- Roof heights and forms

When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to a building that exhibits a coherent architectural concept:

- · Façade modulation and articulation
- Windows and fenestration patterns
- Corner features
- Streetscape and open space fixtures
- Building and garage entries
- · Building base and top



Consider how the base can contribute to a coherent architectural concept through its massing, structural grounding and details.

When designing the architectural details, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- · Exterior finish materials
- · Architectural lighting and signage
- · Grills, railings and downspouts
- Window and entry trim and moldings
- Shadow patterns
- Exterior lighting





Well proportioned buildings with a clearly articulated base, body and roof.

Building height and massing

The principal challenge in designing major downtown development projects is to incorporate large-scale and high rise structures into the existing context of smaller-scale buildings on a street or in a district. Where an attractive and consistent architectural character exists, an appropriate degree of compatibility is important. The dominant scale and setbacks of existing buildings should establish the framework into which the new architecture fits. When the existing architecture is mediocre, the first new project can establish the baseline on which new buildings can build to create a new context. Where the existing design standard is poor, the repetition of design elements is not desirable, and new development should be used to set a new standard.

Building height guidelines:

- Maintaining the alignment of building cornices, rooflines and building lines of new buildings adjacent to existing buildings preserves architectural continuity. This is particularly important, where the downtown's Victorian streetscape is still intact. Building heights of new buildings can reinforce traditional building facades by falling within the range of the building heights found on the immediate block or in the surrounding district. Because heights in many of the Downtown districts vary, not all buildings on a block are appropriate for matching building heights.
- Height and massing should be compatible with existing development, with sensitive transitions in height provided between existing low-rise development and taller new structures. The building mass should be broken in increments that correspond to the scale and massing of existing buildings through the use of setbacks and variable roof heights.
- When building taller new buildings consider the impact on the skyline. Tall buildings relate to the community on two levels. They can become a strong visual landmark for the region when seen from a distance. At street level they should, however, be pedestrian friendly.



Stepping a building back as it rises can create a transition between structures with differing heights, while also allowing sunlight to reach the street.

Building Materials

Downtown buildings should not only provide the appearance that they will be there for a long time, they should also provide facades and structures that will be there a long time. Construction materials should have strength, permanence and quality. Well-built buildings provide greater resale value, and by holding their value longer can help the viability of the whole downtown. Property can be affected by the value of adjacent property. Also, as poor quality buildings age, they can negatively impact the value of neighboring properties.

Building materials add greatly to the overall character and experience of the Downtown. While the structural construction materials may vary, the public face of buildings, or finish materials, should be more consistent. Davenport's buildings, fashioned from the local materials of the Midwest and reflecting local traditions, share a history.

In Downtown Davenport brick, limestone, terra cotta, architectural pre-cast concrete, granite, glass and steel are commonly used building materials. These materials provide a strong and consistent image for the Downtown.

The quality of building materials varies widely, and it is the quality of the finish materials and its application that contributes to the continuity of the Downtown character and the pedestrian experience at the street. Building materials on the ground floor of buildings are especially important. The ground floor is where most people can easily come into contact with the building's edge, where materials can be touched and easily seen. Quality building materials and their application add texture and richness to the pedestrian environment.

Continuity, contextual design or contextual fit can be created by using common materials found in Downtown Davenport that are similar in quality, character, texture, finish, and dimension to those commonly found in the best-designed buildings in the downtown (such as brick, stone, concrete, masonry, steel, glass and terra cotta). Use of these materials creates and conveys a sense of stability and strength to the urban environment.



These design guidelines do not usually rule out specific building materials. The use of materials such as artificial stone, mirrored glass, untreated wood, diagonal wood, rough-sawn wood and horizontal wood siding on large building surfaces generally creates an incongruous effect to the urban quality of the built environment and are unlikely to be approved. The use of architectural metals also is generally not appropriate. If used it is to be used in conjunction with a superior design.

Using heavily tinted or mirrored glass on the ground floor of buildings facing pedestrian-oriented streets creates unfriendly pedestrian environment and limits the visual access and permeability of the building façade at the street level. Permeable surfaces at the street level (windows, doors and entry features) helps to create a safe and active appearance.

Continuity and compatibility

New buildings should maintain a level of compatibility with design features of surrounding buildings.

Continuity and compatibility should be taken a step further in blocks where the relatively low rise (one to four story) Victorian main street of Davenport's 1800's still exists. These blocks, in particular, provide a strong rhythm of repeating parts. The height of new buildings should be similar, if not the same, as the height of historic structures. The width, proportion and proportion of openings, roof type and composition of the buildings are encouraged to be similar. In particular, these buildings tend to be constructed in a universal red brick that is often called "Davenport brick". Infill in these locations are strongly encouraged to use a similar brick color and maintain a similar proportion, composition and rhythm.

Façade Organization

As is the case with traditional commercial architecture, the street façade should be organized into two major components, the ground-level storefront and the upper architecture with strong horizontal elements separating the two. Especially on streets with a pedestrian emphasis, where a sense of human scale and amenities are essential, the ground-level storefronts should provide large window areas to share the building's interior activities with the street.



The bicycle shop (above) illustrates how being able to look into a retail store's interior can enliven the streetscape. It also provides an example of allowing merchandise to "spill out" onto the sidewalk (which can be allowed with an encroachment permit). (See the section on "Encroachments").

Provide Active - not blank - facades

Buildings should not have large blank walls facing the street, especially near sidewalks. Blank facades limit pedestrian interaction with the building, effectively "deadening" the street environment where they occur. They provide opportunities for defacement with graffiti and encourage other undesirable activities.

Facades, which for unavoidable programmatic reasons may have few entries or windows, should receive special design treatment to increase pedestrian safety, comfort, and interest. Enliven these facades by providing:

- small retail spaces (as small as 50 square feet) for food bars, newsstands, and other specialized retail tenants;
- visibility into building interiors;
- limited lengths of blank walls;
- a landscaped or raised bed planted with vegetation that will grow up a vertical trellis or frame installed to obscure or screen the wall's blank surface;
- high quality public art in the form of a mosaic, mural, decorative masonry patterns, sculpture, relief, etc., installed over a substantial portion of the blank wall surface;
- small setbacks, indentations, or other architectural means of breaking up the wall surface;
- different textures, colors, or materials that break up the wall's surface; and
- special lighting, a canopy, awning, horizontal trellis, or other pedestrianoriented feature to reduce the expanse of the blank surface and add visual interest.



Small shops create street life.



High-quality public art can enliven a blank wall. Refer to "Civic Art, Murals and Trompe L'oeils".



Accentuate primary entrances

Building entrances should be oriented towards major streets. The spacing and articulation of entrances should, when possible, replicate those of existing buildings. Ease-of-use issues such as these can increase the sense that downtown was created for and belongs to everyone. Buildings which cooperate with larger scale city-wide issues regarding the way people move in the downtown can assist in creating a comfortable place for people to live and work. Civic art, artistic crafting of building materials can help distinguish building entrances. Large buildings which front multiple streets should provide multiple entrances. Primary building entrances should be accentuated. These entrances should be designed so that they are not easily confused with entrances to ground level businesses.

Reinforce the building's entry with one or more of the following architectural treatments:

- extra-height lobby space;
- distinctive doorways;
- decorative lighting;
- projected or recessed entry bay;
- building name and address integrated into the façade or sidewalk;
- artwork integrated into the façade or sidewalk;
- a change in paving material, texture, or color;
- distinctive landscaping, including plants, water features and scating; and
- · ornamental glazing, railings, and balustrades.



An example of architectural elements used to make a building entrance readily apparent.



Consider carrying an extra-height lobby space through the exterior street fronting façade to aid pedestrians in identifying the entry.

Special pavers can also be used for this same purpose. They will be reviewed, however, for consistency with sidewalk paving.